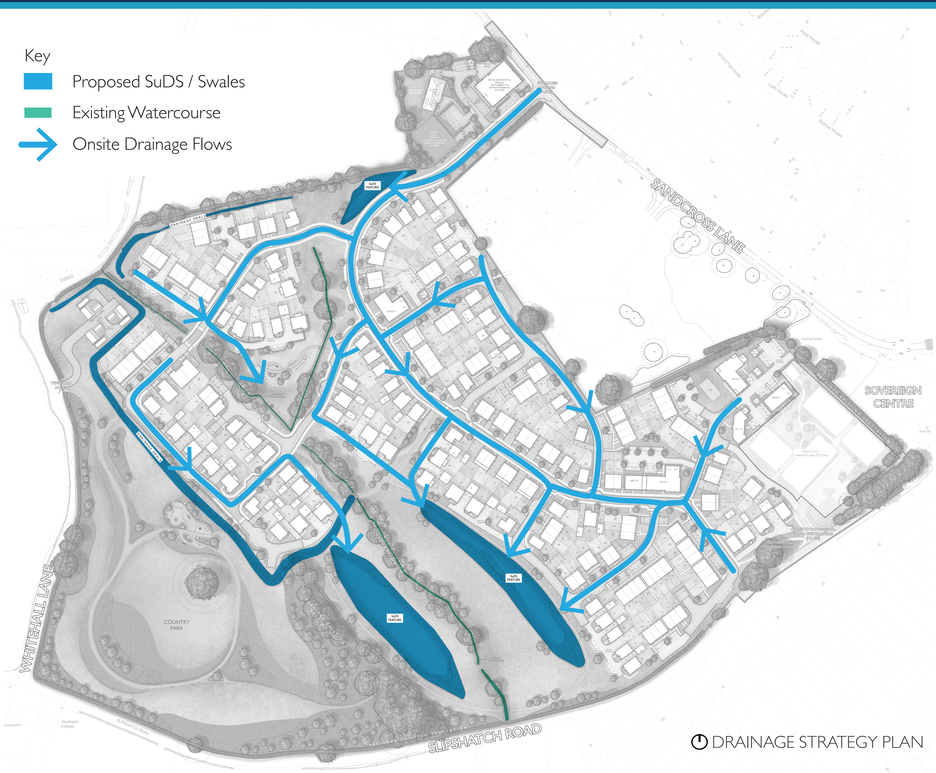
8. LAND AT SANDCROSS LANE, REIGATE
ECOLOGY, DRAINAGE & HYDROLOGY



DRAINAGE STRATEGY PLAN

WORKING WITH THE LANDSCAPE

Our design for Sandcross Lane is deeply rooted in the natural landscape. By understanding the site's topography, which naturally slopes toward a central river corridor, we have developed a strategy that manages water and protects local wildlife while creating a beautiful environment for residents.

To ensure the site reminds safe and does not increase flood risk elsewhere, we have designed a comprehensive drainage network that mimics natural processes:

Natural Filtering: We are using Sustainable Drainage Systems (SuDS), including permeable paving, rain gardens, and vegetated swales to naturally slow, store, and treat surface water runoff.

Offsite flood risk will not be increased, by utilising a number of measures and mitigation onsite with Hydraulic modelling of both pre and post developments scenarios.

Attenuation Basins: Basins will temporarily hold runoff during heavy rain, releasing it slowly into the environment at the same natural 'Greenfield' runoff rate as prior to development.











ENHANCING OUR NATURAL ASSETS (ECOLOGY)

We are committed to delivering a significant **Biodiversity Net Gain,** transforming former arable fields into a rich ecological habitat:

Protecting Habitats: We are retaining the vast majority of existing trees and all mature hedgerows, which act as vital 'wildlife corridors'.

Supporting Local Wildlife: Three new SuDS ponds will provide essential water sources for birds and bats.

Built in Homes for Nature: The development will feature integrated bat and bird boxes to provide safe nesting and roosting spots within the new buildings.

miller homes